

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT  
LANDS COMMITTEE MEETING AGENDA**

**GoTo Webinar Link:** <https://attendee.gotowebinar.com/register/6566203610090281824>

**Public Comment Form Link:** [www.MySuwanneeRiver.com/Comments](http://www.MySuwanneeRiver.com/Comments)

Open to Public

September 25, 2023  
Following Board Workshop

District Headquarters  
Live Oak, Florida

1. Call to Order / Committee Roll Call

2. Public Comments

**Conservation Easements**

3. Long Pond Conservation Easement, Levy County

4. Rawson Conservation Easement, Lafayette County

5. Taylor Conservation Easement, Gilchrist County

**Utility Easements**

6. Wright Utility Easement, Taylor County

7. Ellison Utility Easement, Dixie County

8. Announcements

9. Adjournment

*A person may not lobby the District until such person has registered as a lobbyist with the Contracts and Procurement Coordinator by filing a registration form.*

*Definitions:*

*•"Lobbies" is defined as seeking to influence a district policy or procurement decision or an attempt to obtain the goodwill of a district official or employee. (112.3261(1)(b), Florida Statutes [F.S.]*

*•"Lobbyist" is a person who is employed and receives payment, or who contracts for economic consideration, for the purpose of lobbying, or a person who is principally employed for governmental affairs by another person or governmental entity to lobby on behalf of that other person or governmental entity. (112.3215(1)(h), F.S.)*

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**MEMORANDUM**

TO: Lands Committee  
FROM: Stephen Schroeder, Chief, Office of Administration  
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services  
DATE: September 8, 2023  
RE: Long Pond Conservation Easement, Levy County

**RECOMMENDATION**

Approve recommendation for staff to enter into detailed assessment and negotiations for the acquisition of a conservation easement on a 957 acre +/- parcel of real property located in Levy County.

**BACKGROUND**

In June 2023, the District received an offer from Williams Family Investments, LLC, to sell a conservation easement over a 677 acre +/- parcel of real property located in Levy County. The offer was expanded, increasing the area to 957 acres +/- . This increase was requested by staff to increase the potential value of the property as a project location.

The property is not adjacent to any properties currently owned by the District. The property is entirely within the Fanning Springs Springshed and 729 acres +/- are within the 100-year floodplain. The property is within the Western Water Supply Planning Area, within the Fanning Manatee Priority Focus Area, and within the Suwannee Basin Management Action Plan Area. The property is also included in the District's Florida Forever Workplan. While the property has no riverine surface water, it does contain acres of wetlands. The property was previously submitted as a Springs grant project in 2018 but was not funded. It was proposed again in 2019 but the previous owner withdrew the offer prior to the funding decision being made.

A conservation easement will provide protection to the floodplain and floodway, preventing development of the property while protecting the natural features located on the property. The property has high value as a project area, including potential aquifer recharge.

Staff request approval to proceed with negotiating the terms and conditions of the conservation easement, obtain an appraisal, and submit the final agreed upon acquisition price recommendation directly to the Governing Board. A Phase 1, Environmental Site Assessment of the property will be conducted prior to closing the transaction.

Copies of the offer, District Triage and triage summary maps are attached.

SCS/rl  
File #18-002  
Attachments

# SUWANNEE RIVER WATER MANAGEMENT DISTRICT PROPERTY OFFER APPLICATION

9225 CR 49, Live Oak, FL 32060  
(386)362.1001

E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

<b>Applicant Information</b>			
Name: <u>Julie Morris</u>			
Address: <u>35200 Clay Gully Rd</u>		City: <u>Myakka City</u>	State <u>FL</u> Zip: <u>34251</u>
Phone: <u>941-234-7201</u>		E-Mail <u>jmorris@floridaconserve.org</u>	
Applicant Signature: <u>Julie Morris</u>		Date <u>27 June 2023</u>	

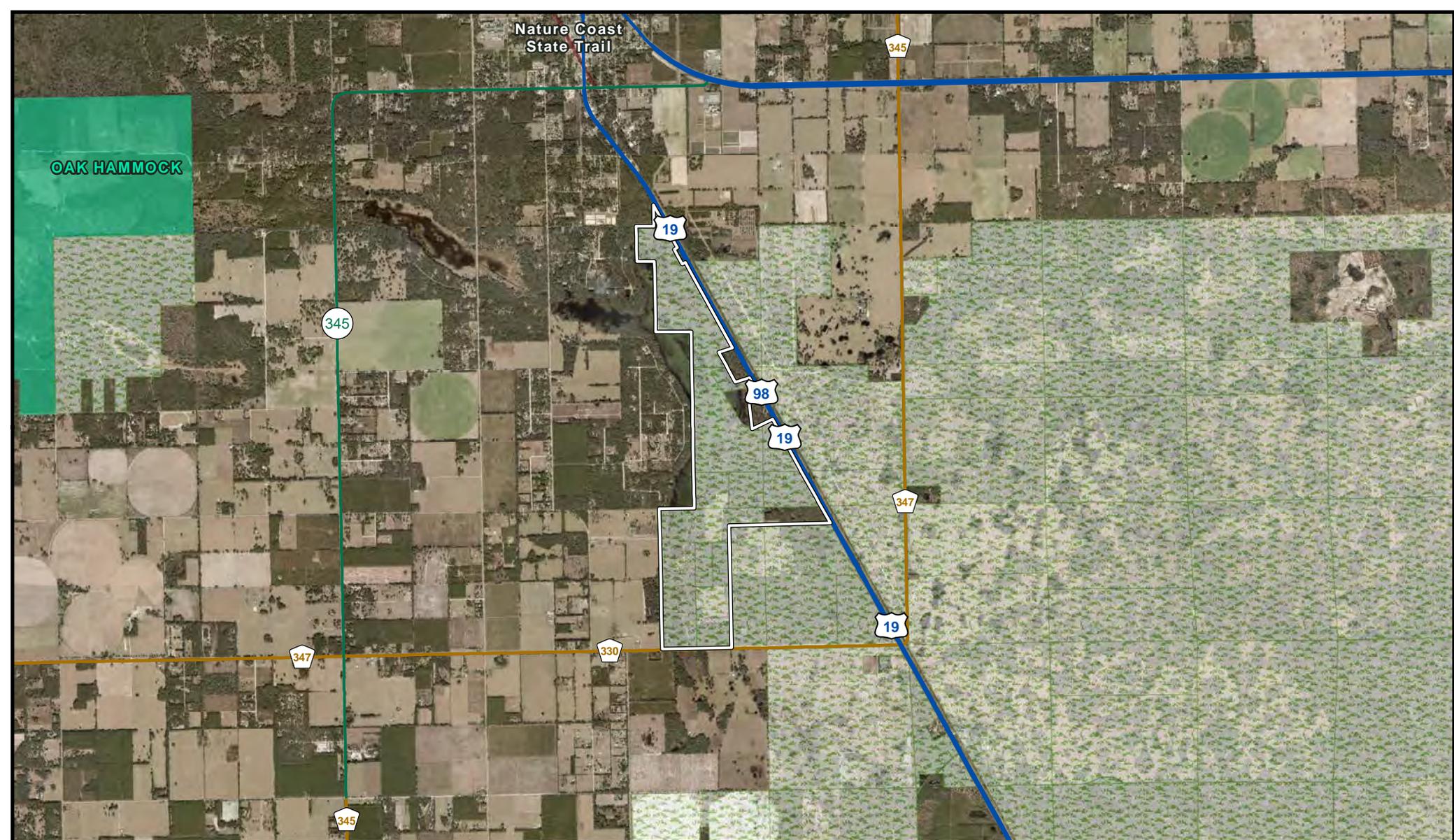
<b>Owner of Record</b> (Owner is Applicant yes <input type="checkbox"/> no <input checked="" type="checkbox"/> )			
Name: <u>Williams Family Investments, LLC</u>			
Address: <u>2565 SW 87th Dr, STE 10</u>		City: <u>Gainesville</u>	State <u>FL</u> Zip: <u>32608</u>
Phone: _____		E-Mail _____	
<p>Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.</p>			
Owner Signature: <u>[Signature]</u>		Date: <u>6/27/23</u>	
Owner Signature: _____		Date: _____	

<b>Property/Project Information</b>	
Asking Price (Fee): _____	(Conservation Easement) : Appraised value _____
General Location (address, intersection, etc.) _____	
Acreage: <u>877.2 ac</u>	County: <u>Levy</u>
Tax Parcel Number(s): <u>See Attached</u>	
Legal Description: _____	
_____	
Improvements: <u>None</u>	
In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.	

<b>Title Condition</b> (Deed restrictions, easements, mineral interest, rights held by others, etc.)
_____
_____

<b>Agreements</b> (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)
_____
_____
<b>Other Pertinent Information</b> (Please provide any other information that may be helpful in evaluating the request.)
<u>See attached information from SRWMD</u>
_____
_____



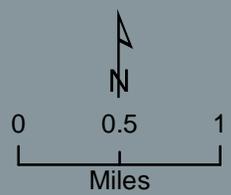


Nature Coast State Trail

OAK HAMMOCK

**Long Pond  
± 947 Ac  
Levy County**

-  Property Boundary
-  CWIA Coverage Area
-  SRWMD Ownership/CE
-  Other Public Ownership

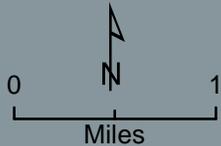
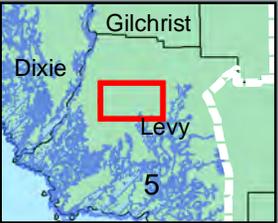


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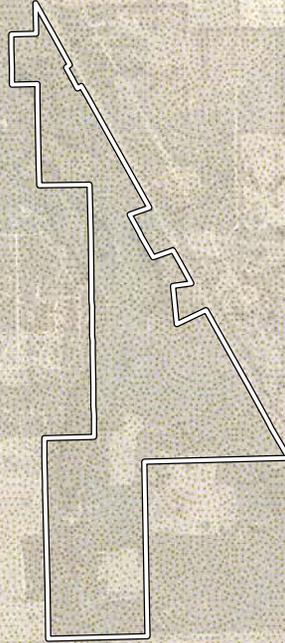
### Long Pond Property Offer Surface Water Protection

-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)



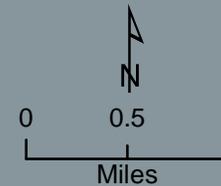
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Fanning  
Manatee  
Springshed

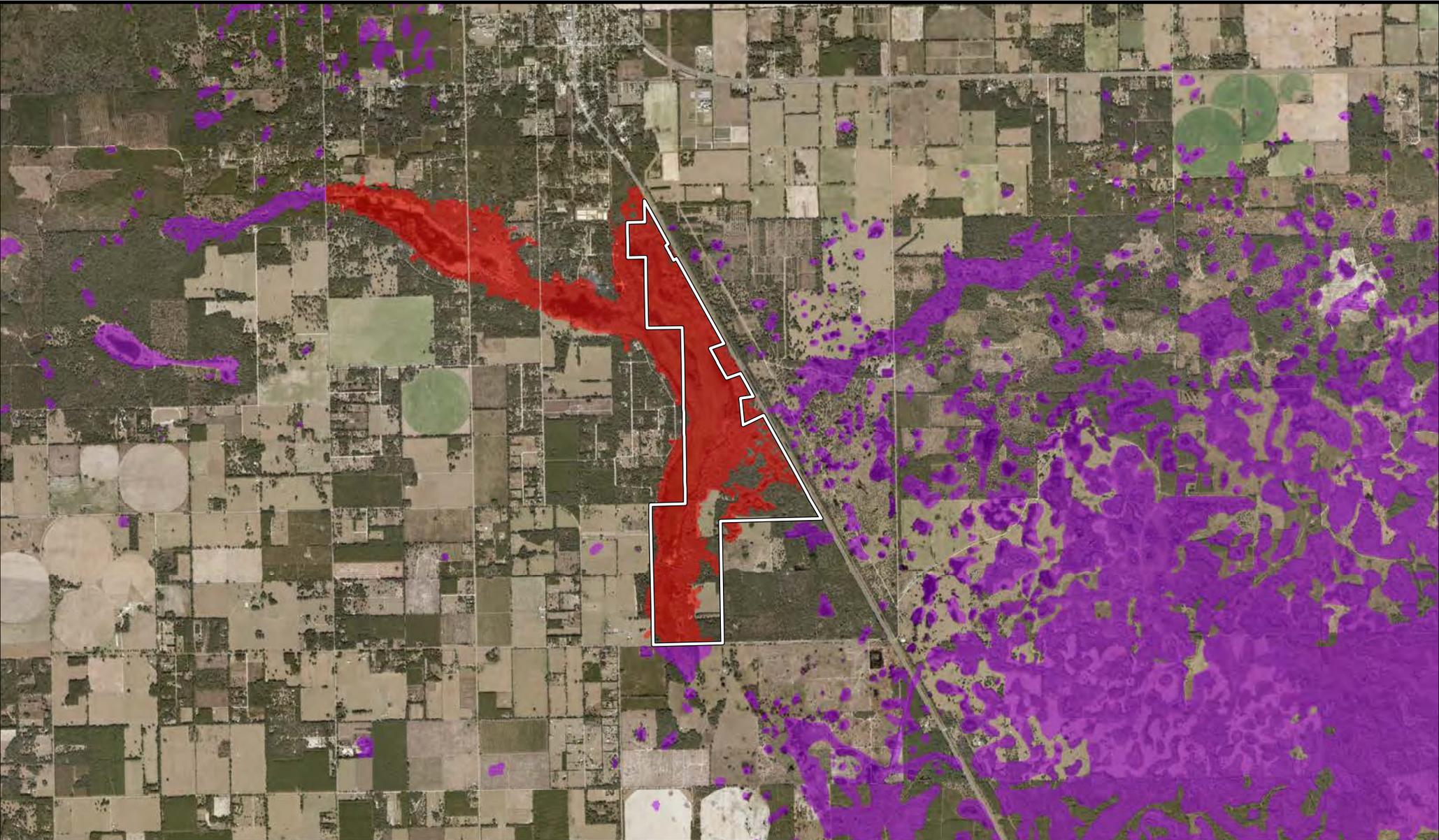


### Long Pond Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

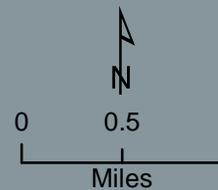
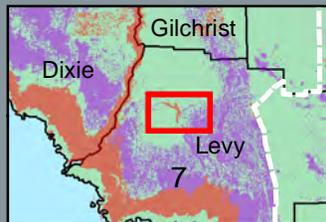


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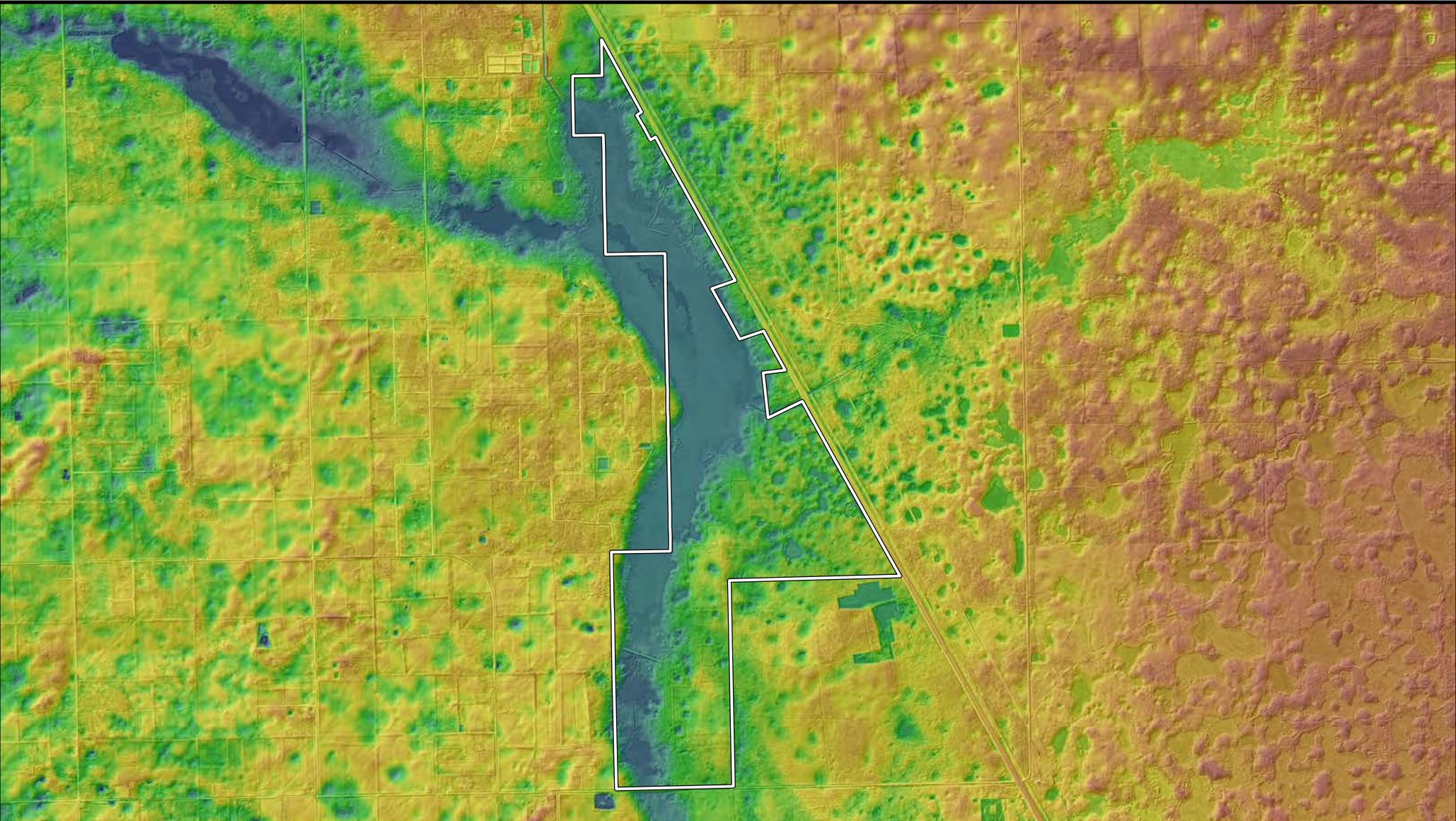


## Long Pond Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



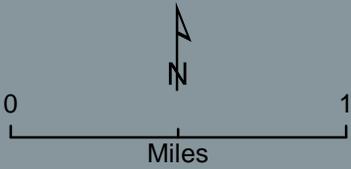
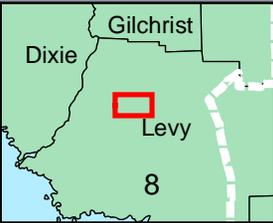
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### Long Pond Property Offer LIDAR

 Property Boundary

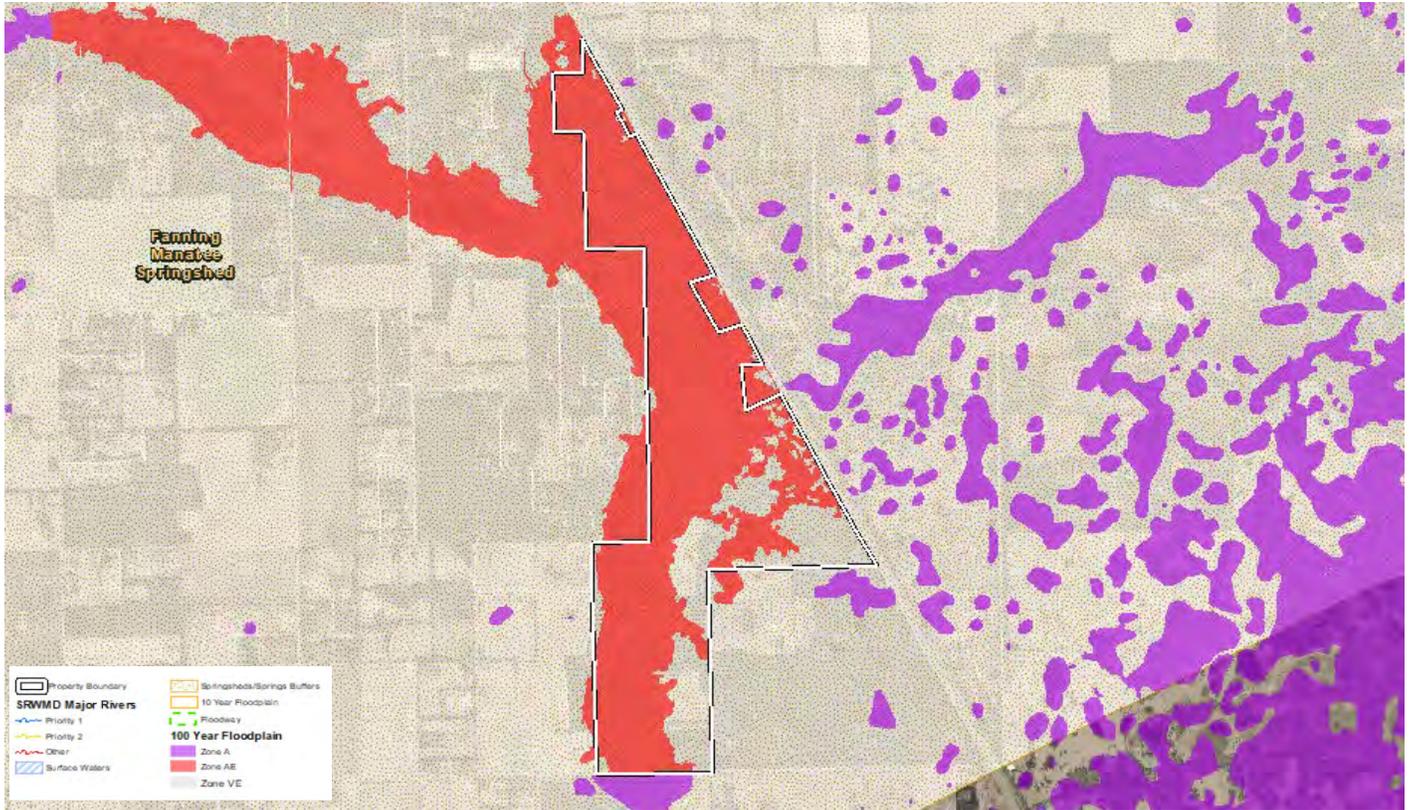
Bare Earth Elevation  
High : 45  
  
Low : 15



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# SUWANNEE TRIAGE ANALYSIS RESULTS



Date: 07/13/23

Property Name: Long Pond

County: Levy

Acreage: ± 947

SRWMD Florida Forever: Yes

Transaction Type: Conservation Easement

Statewide Florida Forever: No

### Surface Water Protection

Major River: (N)

Riverine Surface Waters: (N)

### Flood Protection

Floodway: (N)

10 Year Floodplain: (N/A)

100 Year Floodplain: (Y) [± 729 ac]

### Springs Protection

Springshed: (Y) [Fanning Manatee Springshed]

### Miscellaneous

PFA: (Y) [Fanning Manatee]

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**MEMORANDUM**

TO: Lands Committee  
FROM: Stephen Schroeder, Chief, Office of Administration  
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services  
DATE: September 8, 2023  
RE: Rawson Conservation Easement, Lafayette County

**RECOMMENDATION**

Approve recommendation for staff to enter into detailed assessment and negotiations for the acquisition of a conservation easement on a 140 acre +/- parcel of real property located in Lafayette County.

**BACKGROUND**

In May 2023, the District received an offer from Marshall Clayton Rawson, to sell a conservation easement over a 140 acre +/- parcel of real property located in Lafayette County.

The property is not adjacent to any properties currently owned by the District It is located on the Suwannee River with approximately ¼ mile of river frontage. The property is entirely within the Troy, Peacock, Lafayette Blue, Falmouth Springshed, 64 acres +/- are within the floodway, 76 acres +/- are within the 10-year floodplain and 130.6 acres +/- are within the 100-year floodplain. The property is within the Western Water Supply Planning Area, is within a Priority Focus Area and the Suwannee Basin Management Action Plan Area. The property is within the District's Florida Forever Workplan. A site visit revealed the existence of a sink or karst feature that is likely a drain into the Suwanee River. The owner intends to use the property for silviculture and other horticulture; however, the nature of the property presents a potential development threat.

A conservation easement will provide protection to the floodplain and floodway, preventing development of the property. Additionally, a conservation easement would protect the natural features located on the property.

Staff request approval to proceed with the negotiation of terms and conditions of the conservation easement, obtain an appraisal, and submit the final agreed acquisition price recommendation directly to the Governing Board. A Phase 1, Environmental Site Assessment of the property will be conducted prior to closing the transaction.

Copies of the offer, District Triage and triage summary maps are attached.

SCS/rl  
File #2023-006  
Attachments

## Schroeder, Stephen

---

**From:** Marshall Clayton Rawson <marshallclaytonr@yahoo.com>  
**Sent:** Friday, June 2, 2023 12:10 PM  
**To:** Schroeder, Stephen  
**Subject:** Re: Property Offer Form  
**Attachments:** Property-Offer-Form.pdf

**CAUTION:** This email originated from outside of the District. Do not click links or open attachments unless you recognize and have verified the sender and know the content is safe.

# SUWANNEE RIVER WATER MANAGEMENT DISTRICT PROPERTY OFFER APPLICATION

225 CR 49, Live Oak, FL 32060

(86)362.1001

E-Mail: acquisitions@srwmd.org

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

**Applicant Information**

Name: MARSHALL CLAYTON RAWSON  
 Address: 10528 US Highway 301 City: Hampton State FL Zip: 32  
 Phone: 352-514-8568 E-Mail marshall.clayton.r@yah  
 Applicant Signature: [Signature] Date 6/2/2012

**Owner of Record** (Owner is Applicant yes  no )

Name: MARSHALL CLAYTON RAWSON  
 Address: 10528 US Hwy 301 City: Hampton State FL Zip: 32  
 Phone: 352-514-8568 E-Mail marshall.clayton.r@yah

Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.

Owner Signature: [Signature] Date: 6/2/12  
 Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property/Project Information**

Asking Price (Fee): \_\_\_\_\_ (Conservation Easement): \$ 300,000.00  
 General Location (address, intersection, etc.) NE CR 354  
 Acreage: 140.00 County: Lafayette  
 Tax Parcel Number(s): 30041200000000000000 & 3104200000

Legal Description:  
LEG 0068.40 ACRES THE E. 1050' OF W. 2700' FT OF 3004-12  
LYING S. OF SUWANNEE RIVER. SUBJECT TO EASEMENT AT REG  
LEG 0076.78 ACRES THE E. 1050' OF W. 2700' FT OF 3104-200000  
 Improvements: I am under contract to replant 20 acres in  
long leaf pine.

In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

**Title Condition** (Deed restrictions, easements, mineral interest, rights held by others, etc.)

Parcel 30041200000000000000 is subject to an old  
agriculture lease/ingress easement which has many  
other. I will owe approx. \$30,000 for both parcels.

**Agreements** (Identify any existing purchase agreement, option contract, listing agreement, or a other arrangement or agreement.)

None.

**Other Pertinent Information** (Please provide any other information that may be helpful in evaluating the request.)

I will commit to using the proceeds that I receive to  
this conservation easement to acquire adjacent land  
for the purpose of placing additional conservation eas

On Tuesday, May 30, 2023 at 10:30:14 AM EDT, Schroeder, Stephen <stephen.schroeder@srwmd.org> wrote:

Please find attached the property offer form for the property in Lafayette County. Please return the completed for to this e-mail address. Once received, I will send you a more detailed description of our process.

Thanks

Steve

Stephen Schroeder

Office of Administration Chief

Suwannee River Water Management District

9225 CR 49, Live Oak, FL 32060

386.362.1001

386.362.1056 (fax)

386.362.0445 (direct)

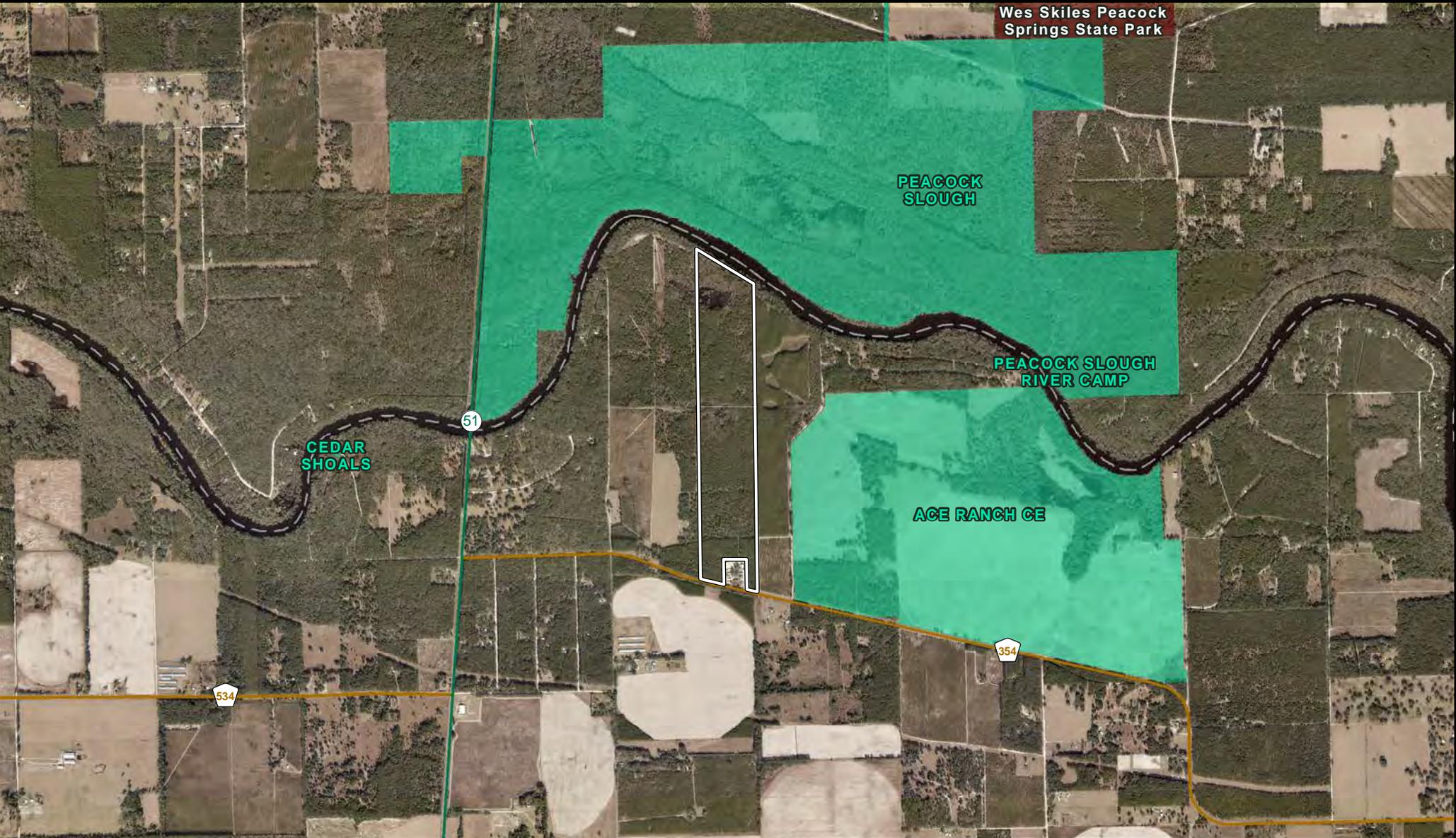
[Stephen.Schroeder@srwmd.org](mailto:Stephen.Schroeder@srwmd.org)

[www.mysuwanneeriver.com](http://www.mysuwanneeriver.com)

Individuals lobbying the District must be registered as lobbyists (Section 112.3261, Florida Statutes).

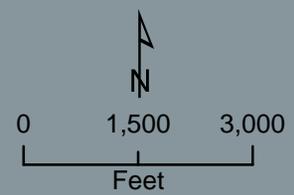
**Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.**





**Rawson CE**  
**± 140 Ac**  
**Lafayette County**

-  Property Boundary
-  SRWMD Ownership/CE
-  Other Public Ownership

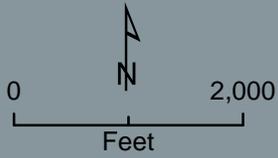
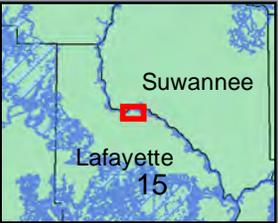


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### Rawson CE Property Offer Surface Water Protection

-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)

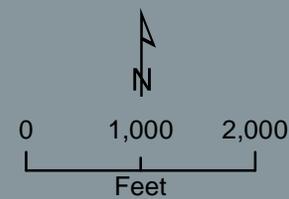


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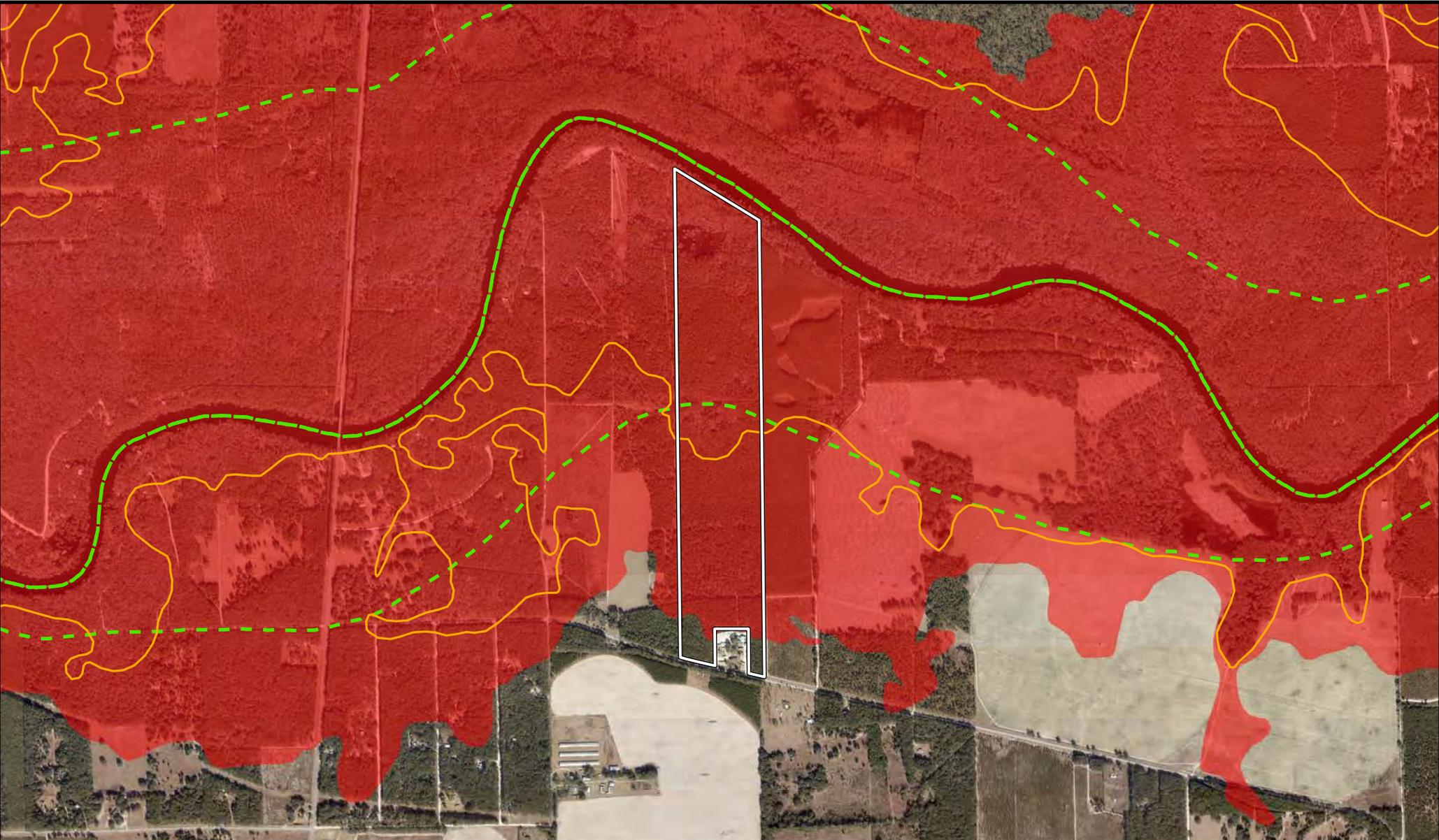
Troy  
Peacock  
Lafayette Blue  
Falmouth  
Springshed

### Rawson CE Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

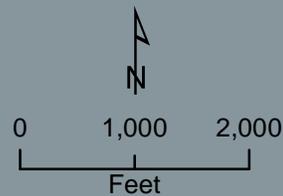


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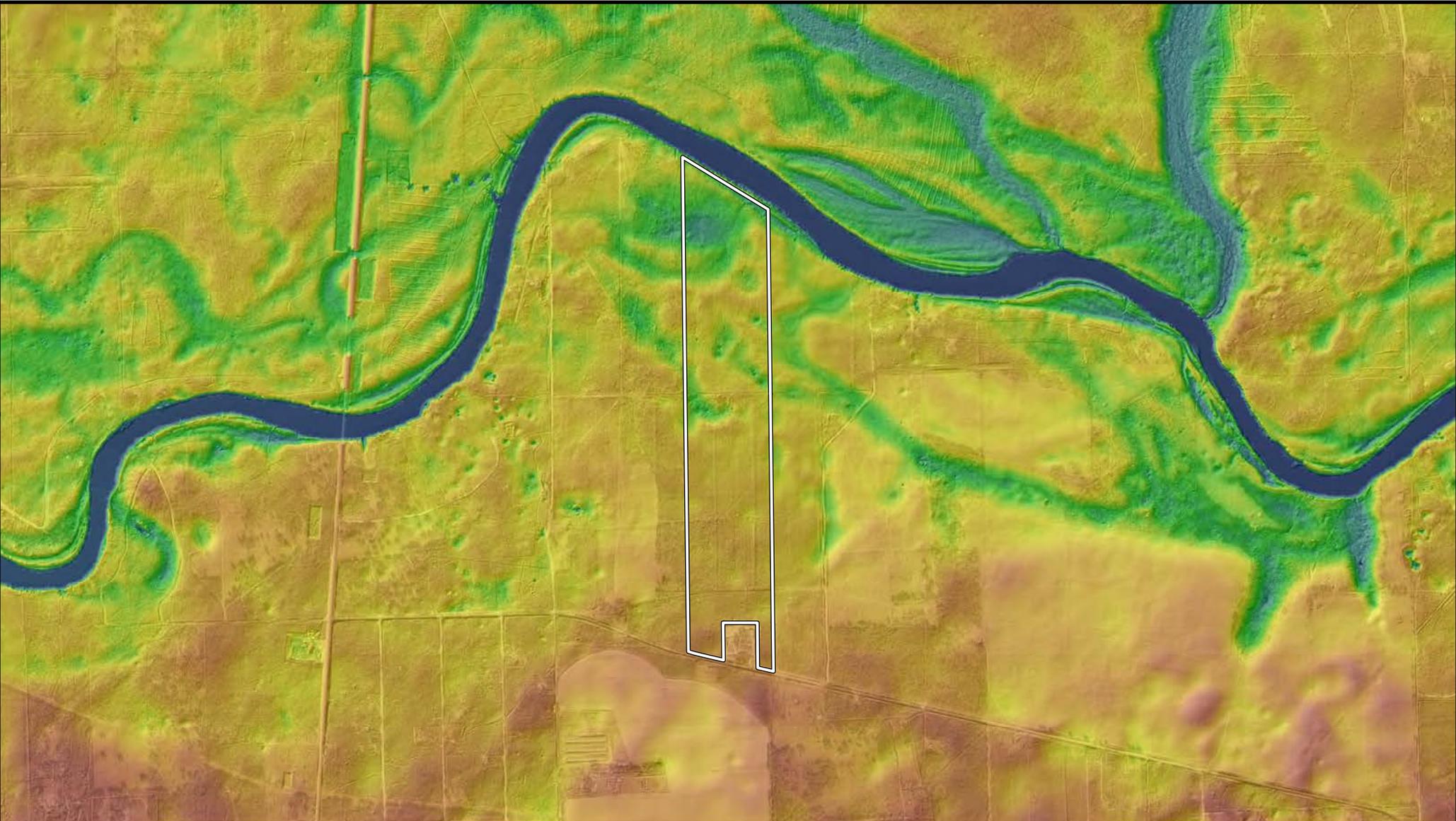


## Rawson CE Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



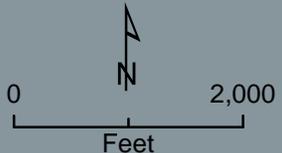
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### Rawson CE Property Offer LIDAR



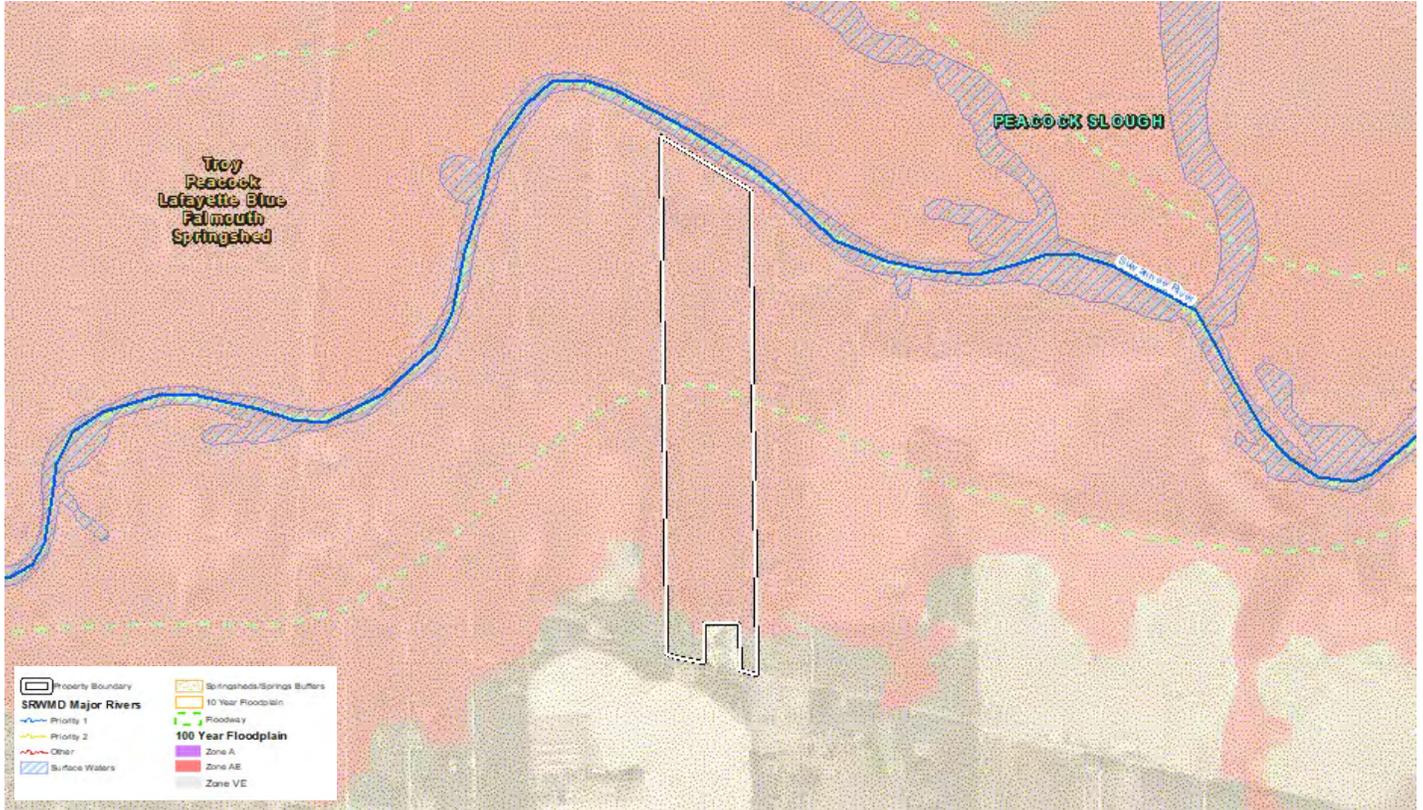
Property Boundary



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# SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Rawson CE

Date: 06/08/23

Acreage: ± 140

County: Lafayette

Transaction Type: Conservation Easement

SRWMD Florida Forever: Yes

Statewide Florida Forever: No

### Surface Water Protection

Major River: (Y) [Suwannee – Priority 1]

Riverine Surface Waters: (N)

### Flood Protection

Floodway: (Y) [± 64 ac]

10 Year Floodplain: (Y) [± 76 ac]

100 Year Floodplain: (Y) [± 130.6 ac]

### Springs Protection

Springshed: (Y) [Troy Peacock Lafayette Blue Falmouth]

### Miscellaneous

PFA: (Y)

WSPA: (Y) [Western]

BMAP: (Y) [Suwannee]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**MEMORANDUM**

TO: Lands Committee  
FROM: Stephen Schroeder, Chief, Office of Administration  
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services  
DATE: September 8, 2023  
RE: Taylor Conservation Easement, Gilchrist County

**RECOMMENDATION**

Approve recommendation for staff to enter into detailed assessment and negotiations for the acquisition of a conservation easement on a 941 acre +/- parcel of real property located in Gilchrist County.

**BACKGROUND**

In July 2023, the District received an offer from Johnny C. Taylor, II, to sell a conservation easement over a 941 acre +/- parcel of real property located in Gilchrist County.

The property is not adjacent to any properties currently owned by the District. The property contains approximately 266 acres +/- of riverine surface water, It is within the Western Water Supply Planning Area and 591 acres +/- are within the 100-year floodplain. There are several pockets of wetlands within the parcel. The Office of Agricultural and Environmental Projects has identified this property as having high potential for various projects including aquifer recharge. The offeror is supportive of projects concept on the property and is willing to include those within the terms negotiated, including potential excavation within current pasture areas for purposes of water storage or retention. A portion of the property on which there are current structures will be excluded from the protected area of the easement.

Staff determined that a conservation easement would protect the wetlands located on the property, prevent future develop or other activities that could impede water flow across the property and thus prevent further flooding problems upstream.

Staff request approval to proceed with the negotiation of terms and conditions of the conservation easement, obtain an appraisal, and submit the final agreed acquisition price recommendation directly to the Governing Board. A Phase 1, Environmental Site Assessment of the property will be conducted prior to closing the transaction.

Copies of the offer, District Triage and triage summary maps are attached.

SCS/rl  
File #2023-007  
Attachments

RECEIVED

SUWANNEE RIVER WATER MANAGEMENT DISTRICT  
PROPERTY OFFER APPLICATION

JUL 26 2023

9225 CR 49, Live Oak, FL 32060

(386)362.1001

E-Mail: acquisitions@srwmd.org

Suwannee River Water Management District

Rule 40B-9.041(1), Florida Administrative Code, requires specific information to initiate the acquisition process.

**Applicant Information**  
 Name: Johnny C. Taylor II  
 Address: 7510 NE 90th way City: Branford State FL. Zip: 32008  
 Phone: (352) 215-1166 E-Mail taylorjohn92@yahoo.com  
 Applicant Signature: Johnny Taylor Date 7/13/2023

**Owner of Record** (Owner is Applicant yes  no   
 Name: Johnny C. Taylor II  
 Address: 7510 NE 90th way City: Branford State FL. Zip: 32008  
 Phone: (352) 215-1166 E-Mail taylorjohn92@yahoo.com  
 Owner's Authorization: This is to advise the individual named above as applicant is the Authorized Representative of the owner(s) of the property described below. This authorization is for any communication and negotiations concerning conveyance of the property to the Suwannee River Water Management District.  
 Owner Signature: Johnny Taylor Date: 7/13/2023  
 Owner Signature: Melissa J. Taylor Date: 7/13/2023

**Property/Project Information**  
 Asking Price (Fee): Negotiable (Conservation Easement): Wetland & development rights  
 General Location (address, intersection, etc.): CR 138 90th way  
 Acreage: 941 County: Gilchrist  
 Tax Parcel Number(s): Sec 26-7-15 Sec 27-7-15  
 Legal Description: \_\_\_\_\_  
Property is zoned 1 to 5, also we have some hydrology of water levels and water flow.  
 Improvements: Farm and ranch land improved pasture.  
 In addition, please provide an aerial, survey, or map identifying property boundaries and a copy of the Deed.

**Title Condition** (Deed restrictions, easements, mineral interest, rights held by others, etc.)  
NONE

**Agreements** (Identify any existing purchase agreement, option contract, listing agreement, or any other arrangement or agreement.)  
NONE  
**Other Pertinent Information** (Please provide any other information that may be helpful in evaluating the request.)  
If any interest, the deed and survey will be provided.





Overview



Legend

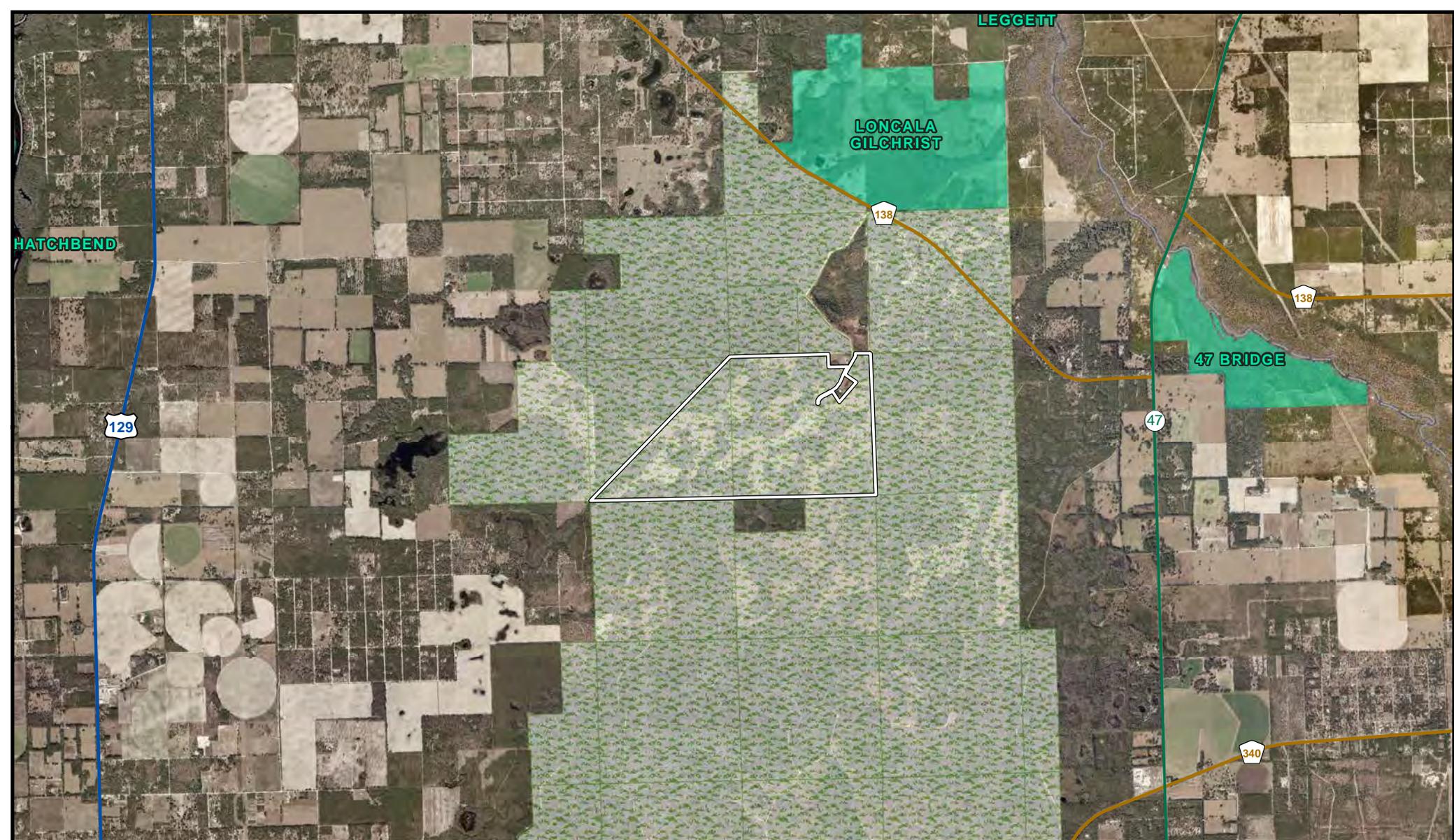
- Parcels
- StreetCenterlines**
  - City-Paved
  - City-Unpaved
  - County Line
  - County Maintained
  - County-Paved
  - Federal
  - Non-existent Roads
  - Not County Maintained
  - Private
  - State
  - Trail
  - <all other values>
- City Labels**

Date created: 7/19/2023  
 Last Data Uploaded: 7/19/2023 6:07:05 AM

~~PARCEL ID 28-02-~~

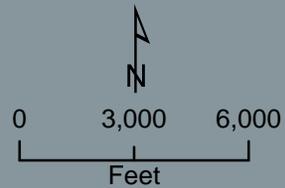
Developed by Schneider GEOSPATIAL

\*The 2 out parcels are owed by our sons.



**Taylor CE  
± 941 Ac  
Gilchrist County**

-  Property Boundary
-  CWIA Coverage Area
-  SRWMD Ownership/CE
-  Other Public Ownership



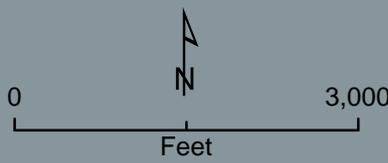
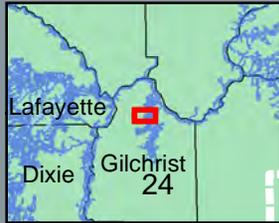
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 7/31/2023



### Taylor CE Property Offer Surface Water Protection



-  Property Boundary
-  SRWMD Major Rivers
-  Priority 1
-  Priority 2
-  Other
-  Surface Waters (Riverine)



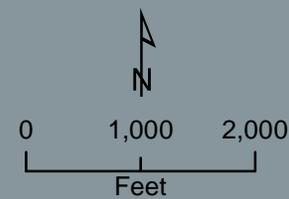
Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 7/31/2023

Devil's Ear  
Springshed

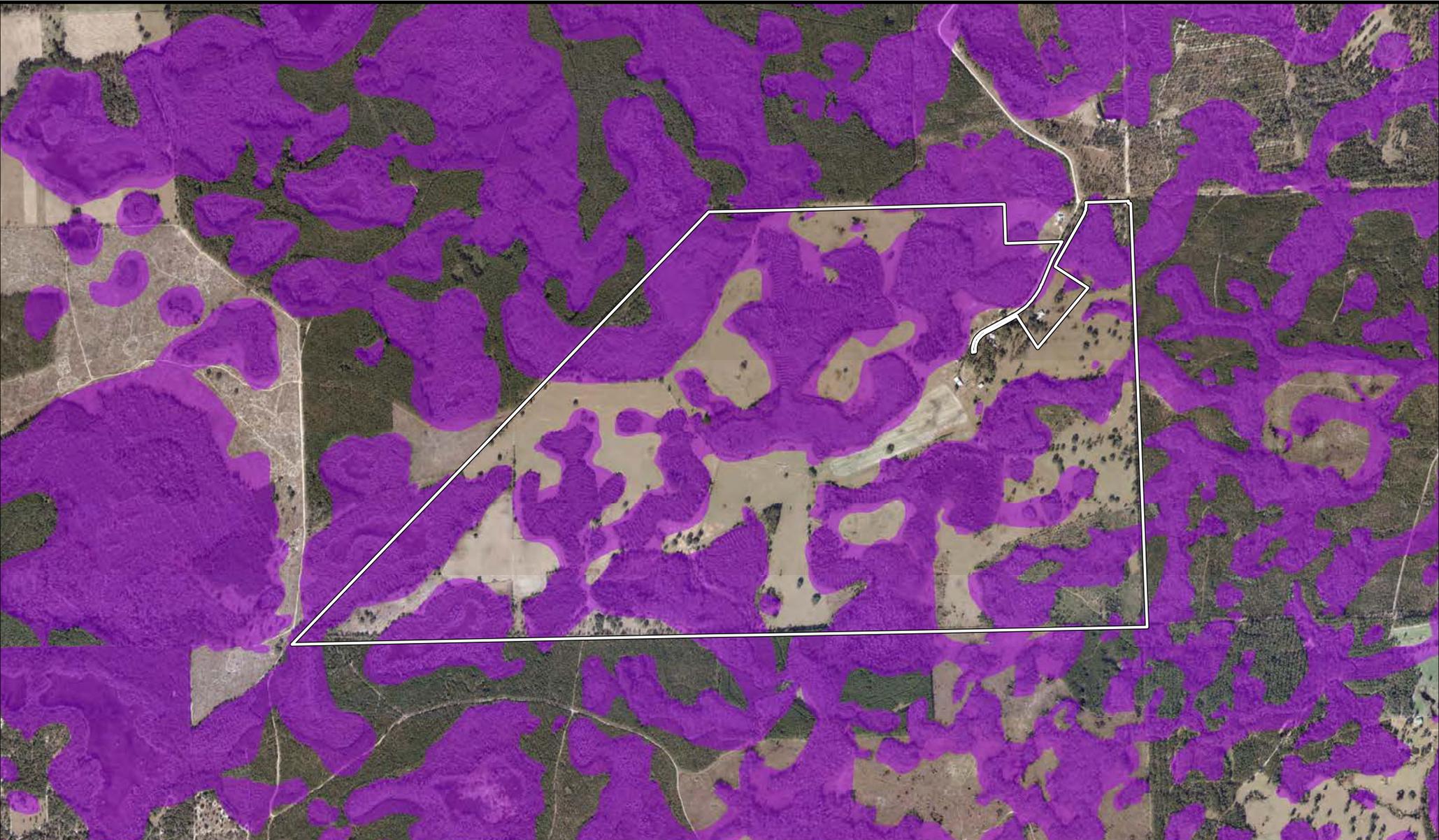


### Taylor CE Property Offer Springs Protection

-  Property Boundary
-  Springs Protection

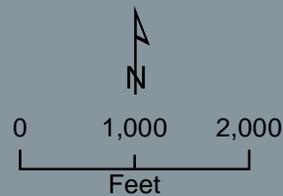
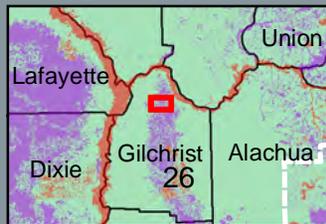


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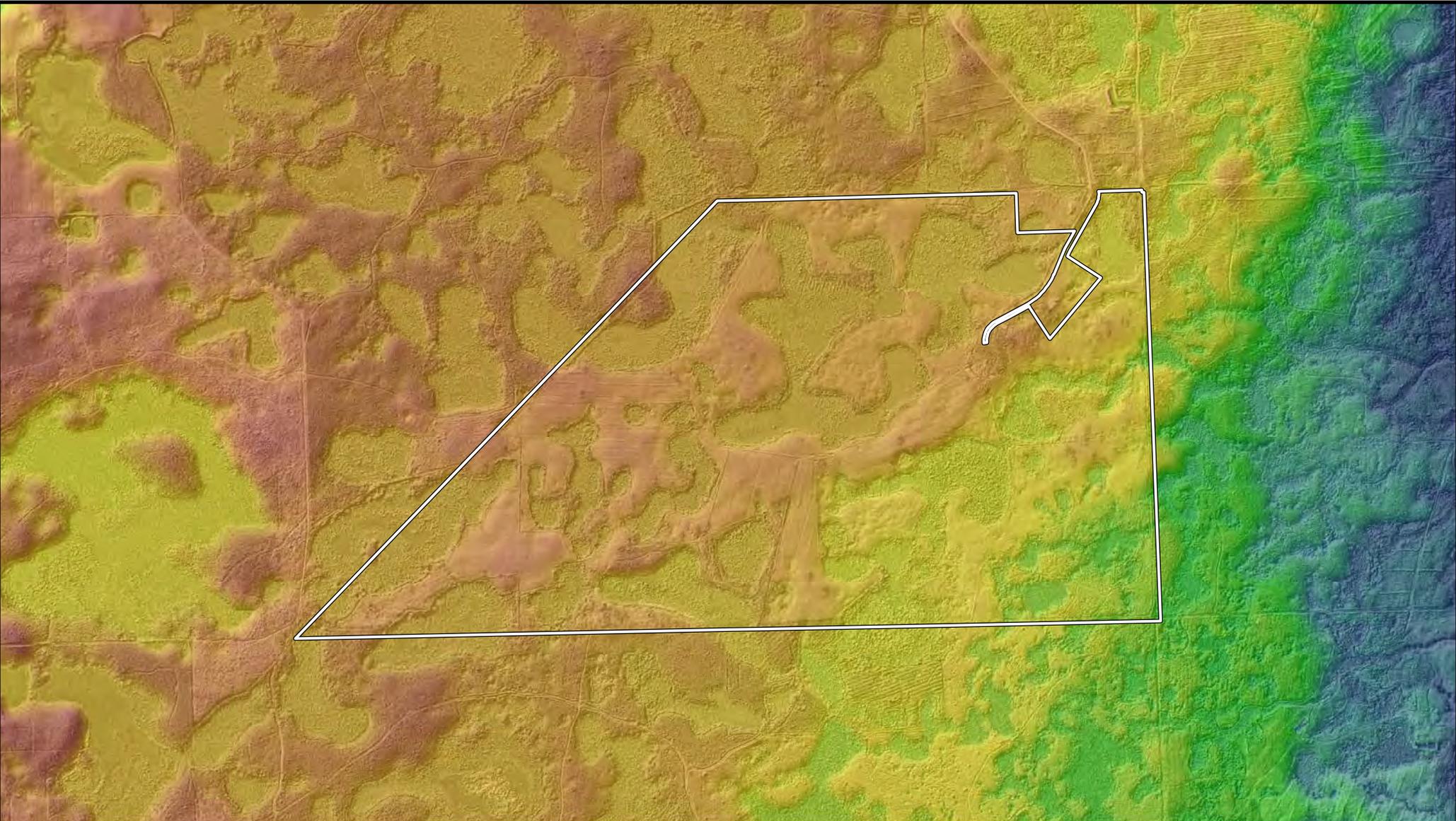


### Taylor CE Property Offer Floodplain Protection

-  Property Boundary
-  10 Year Floodplain
-  Floodway
- 100 Year Floodplain**
-  Zone A
-  Zone AE



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 7/31/2023

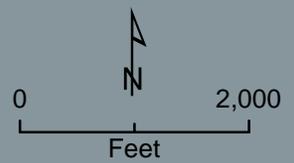


 Property Boundary

**Bare Earth Elevation**



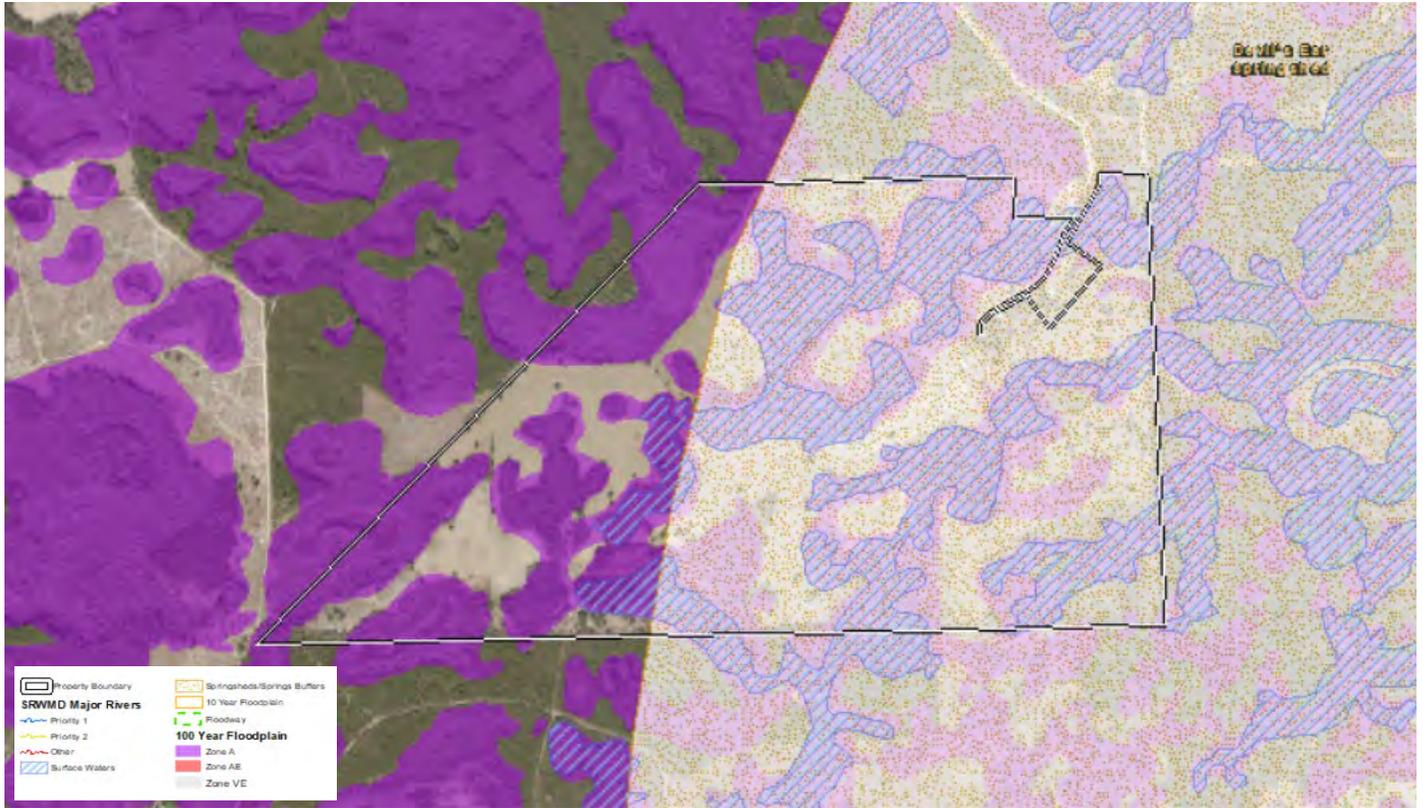
**Taylor CE  
Property Offer  
LIDAR**



Note: This map was created by the Suwannee River Water Management District (SRWMD) to be used for planning purposes only. SRWMD shall not be held liable for any injury or damage caused by the use of data distributed as a public records request regardless of their use or application. SRWMD does not guarantee the accuracy, or suitability for any use of these data, and no warranty is expressed or implied. For more information please contact the SRWMD at 386-362-1001. Map Created 7/31/2023



# SUWANNEE TRIAGE ANALYSIS RESULTS



Property Name: Taylor CE	Date: 08/10/23
Acreage: ± 941 ac	County: Gilchrist
Transaction Type: Conservation Easement	SRWMD Florida Forever: No
	Statewide Florida Forever: No

Surface Water Protection	Flood Protection
Major River: (N)	Floodway: (N)
Riverine Surface Waters: (Y) [± 266 ac]	10 Year Floodplain: (N/A)
Critical Wetlands Inventory: (Y)	100 Year Floodplain: (Y) [± 591 ac]
Springs Protection	Miscellaneous
Springshed: (Y) [Devil's Ear Springshed]	PFA: (N)
	WSPA: (Y) [Eastern]
	BMAP: (Y) [Santa Fe]

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**MEMORANDUM**

TO: Lands Committee  
FROM: Stephen Schroeder, Chief, Office of Administration  
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services  
DATE: September 8, 2023  
RE: Wright Utility Easement, Taylor County

**RECOMMENDATION**

Approve the staff recommendation to grant a utility easement in favor of Greg Wright over a portion of the Steinhatchee Falls Tract in Taylor County and authorize the Executive Director to sign a contract with the requestor.

**BACKGROUND**

On July 11, 2023, Greg Wright contacted the District requesting an easement for electric power over a portion of the Steinhatchee Falls Tract in Taylor County to provide electric service to a residence he intends to construct. Mr. Wright has agreed to absorb all costs of the easement including a survey of the utility easement area, the value of the easement as established by an appraiser, the value of any marketable timber to be removed, District attorney's fees, and all closing costs.

Mr. Wright has proposed, and staff is recommending, that the easement commence at the nearest source of power at the south end of the District property near Stephens Landing Road and run north approximately 800 feet to the corner of Mr. Wright's property. The easement will be 30 feet wide (15 feet on either side of the centerline) and will be limited to overhead electric supply. No vehicle access will be allowed except for clearing the easement, installing the power lines, and maintenance as required. The District will assume no additional responsibilities for maintaining the easement area beyond what is currently in practice. At this time, the area contains a fire line and planted pines. The easement will be an easement appurtenant and shall run with the land unless abandoned or otherwise vacated. The easement will be in the name of the appropriate utility company and/or its assignees or successors in interest.

District staff have determined that granting the easement will not have a detrimental effect on management of the District property. Staff request that the Executive Director be authorized to sign a contract with the requestor to bind him to the terms of the request. The final conveyance of the easement will be taken to the Governing Board once negotiations are complete.

A copy of the e-mail request and associated maps are attached.

SCS/rl  
File #008-00581  
Attachments

## Schroeder, Stephen

---

**From:** Gregory Wright <buckman352@gmail.com>  
**Sent:** Tuesday, July 11, 2023 8:59 AM  
**To:** Schroeder, Stephen  
**Subject:** Fwd: Power easement

You don't often get email from buckman352@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the District. Do not click links or open attachments unless you recognize and have verified the sender and know the content is safe.

Greg Wright

Begin forwarded message:

**From:** Gregory Wright <buckman352@gmail.com>  
**Date:** July 11, 2023 at 8:45:33 AM EDT  
**To:** stephen.schroder@srwmd.org  
**Subject:** Power easement



Hi Stephen,

This is Greg Wright we spoke on the phone a couple months ago about the possibility of obtaining a utility easement from SRWMD for the land I have on the steinhatchee river.

I closed on the land last week and would like to start the process for the power easement.

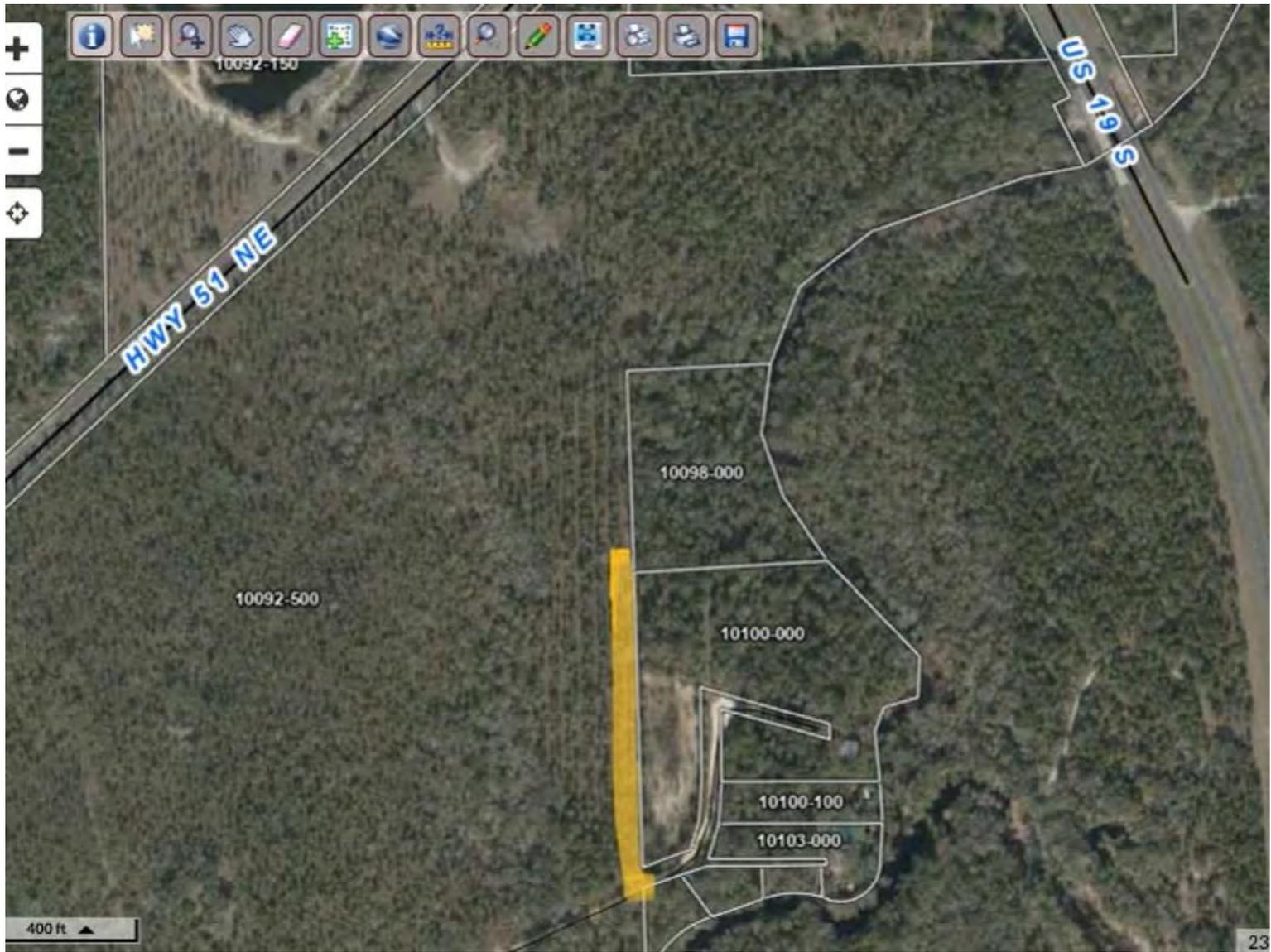
I understand I will be responsible for all costs with obtaining an easement.

I sent pictures of the property and estimate of where I think it would go. My best estimate it is around 800 ft long. Any help in this matter would be greatly appreciated.

You can contact me anytime for further information or discussion at (352) 584-1173

Thanks

Greg Wright



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

**MEMORANDUM**

TO: Lands Committee  
FROM: Stephen Schroeder, Chief, Office of Administration  
THRU: Tim Alexander, Deputy Executive Director, Business and Community Services  
DATE: September 8, 2023  
RE: Ellison Utility Easement, Dixie County

**RECOMMENDATION**

Approve the staff recommendation to grant a utility easement in favor of Matthew Ellison over a portion of the Steinhatchee Rise Tract in Dixie County and authorize the Executive Director to sign a contract with the requestor.

**BACKGROUND**

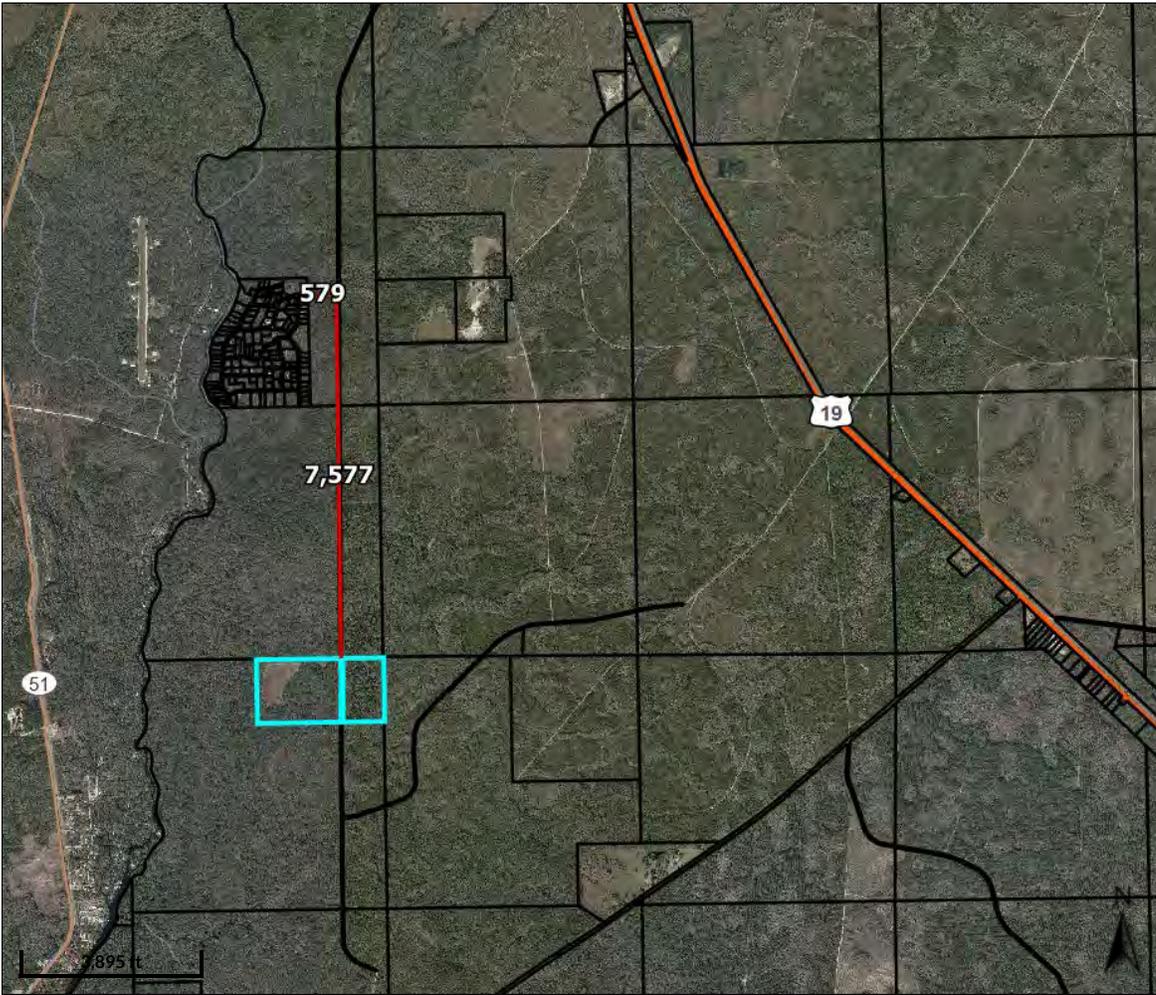
In June 2023, Matthew Ellison contacted the District requesting that we grant him an easement for certain utilities over a portion of the District owned Steinhatchee Rise tract in Dixie County to provide electric service to a residence he intends to build. Mr. Ellison has agreed to absorb all costs of the easement including a survey of the utility easement area, the value of the easement as established by an appraiser, the value of any marketable timber to be removed, District attorney's fees, and all closing costs.

The proposed easement will commence at the nearest point of available power, proceed east for approximately 578 feet and then south a distance of approximately 7,522 feet adjacent to existing roadways. The easement will be 30 feet wide (15 feet on either side of the centerline) and will be limited to overhead electric supply. No vehicle access will be allowed except for clearing the easement, installing the power lines and maintenance as required. The District will assume no additional responsibilities for maintaining the easement area beyond what is currently in practice. At this time, the area of the easement is primarily natural growth hardwoods and scrub. The easement will be an easement appurtenant and shall run with the land unless abandoned or otherwise vacated. The easement will be in the name of the appropriate utility company and/or its assignees or successors in interest.

District staff has reviewed the request and determined that granting the easement will not have a detrimental effect on management of the District property. Staff is requesting that the Executive Director be authorized to sign a contract with the requestor to bind him to the terms of the request. The final conveyance of the easement will be taken to the Governing Board once negotiations are complete.

A copy of the associated map is attached.

SCS/rl  
File #008-00582  
Attachments



Overview



Legend

- Parcels
- Roads
- Streams and Rivers

<b>Parcel ID</b>	17-09-10-0000-0262-0000	<b>Mailing Address</b>	ELLISON MATTHEW P O BOX 213 STEINHATCHEE, FL 32359	<b>Land Value</b>	\$141,750	<b>Last 2 Sales</b>					
<b>Acres</b>	80.0	<b>Physical Address</b>	UNASSIGNED	<b>Improvement Value</b>	\$0	<b>Date</b>	2/1/2017	<b>Price</b>	\$100000	<b>Vac/Imp</b>	Vacant
<b>Property Usage</b>	HARDWOOD SITE > 70			<b>Accessory Value</b>	\$0		10/1/2001	<b>Price</b>	\$80000	<b>Vac/Imp</b>	Vacant
				<b>Total Value</b>	\$141,750					<b>Qual</b>	U Q

Date created: 6/27/2023  
Last Data Uploaded: 6/26/2023 8:05:34 PM

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